

**Little Rock Board of Directors Meeting
September 2, 2014
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Mayor Mark Stodola presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Hurst; Hines; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Wright; and Mayor Stodola. Directors Absent: Cazort. Director Lance Hines delivered the invocation, which was followed by the Pledge of Allegiance.

Mayor Stodola recognized Boys Scout Troop No. 59 from First Christian Church that was present in the audience working on their Citizenship in the Community Merit Badge.

DEFERRALS:

1. RESOLUTION; Z-1500-A: To set September 16, 2014, as the date of hearing on the appeal of the Planning Commission's approval of a Conditional Use Permit request for Lot 4 University Park Hotel CUP, located at 6030 West 12th Street, in the City of Little Rock, Arkansas; and for other purposes. *(Deferred at the applicant's request)*

16. RESOLUTION; Z-7607-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled Chateaus on Stagecoach Short-Form PCD, located on Stagecoach Road at Chateaus Lane, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 1 nay; and 2 absent. Staff recommends approval. (Deferred from August 5, 2014) (Deferred until September 16, 2014, at the applicant's request)*

Synopsis: The request is to re-establish the PCD, Planned Commercial Development, zoning for Lots A and B Chateaus on Stagecoach Road and revise the site plan for Lot B to allow Lot B to develop with a retail business and allow Lot A to develop as previously-approved with a branch bank.

Director Adcock made the motion, seconded by Director Hines, to defer Item 1 for ninety (90) days and to defer Item 16 until September 16, 2014. By unanimous voice vote of the Board Members present, **Items 1 and 16 were deferred.**

Mayor Stodola stated that he had received a card from an individual that wanted to speak in regards to Item 3; therefore, it would be read separately.

CONSENT AGENDA (Items 2 and 4 - 9)

2. RESOLUTION NO. 13,955: To express the willingness of the City of Little Rock, Arkansas, to utilize Federal-Aid Funds for the construction of the University Avenue Traffic Signal Optimization System; and for other purposes. *Staff recommends approval.*

Synopsis: To authorize and direct the City Manager, or his designated representative, to execute all appropriate agreements and contracts necessary to expedite the construction of a traffic signal

optimization system for University Avenue from Interstate 30 north to State Highway 10 (Cantrell Road).

4. RESOLUTION NO. 13,957: To authorize the City Manager to enter into a contract with Target Solutions for a Web-Based Training Component to provide in-service training for the Little Rock Fire Department, in the total amount of \$153,429.96; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock Fire Department is committed to providing the men and women that carry out its mission and a Web-Based Training component will increase our ability to concentrate on delivering more in-service training opportunities.

5. RESOLUTION NO. 13,958: To authorize the City Manager to enter into a contract with JCI Construction, Inc., in the amount of \$182,112.00, for the construction of the Victoria Drive and Woodford Drive Drainage Improvement Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding) Staff recommends approval.*

Synopsis: Authorizes the City Manager to execute an agreement with JCI Construction, Inc., for Project No. 13-7-100, Victoria Drive & Woodford Drive Drainage Improvements, Bid No. 14-151.

6. RESOLUTION NO. 13,959: To authorize the City Manager to enter into a contract with Gene Summers Construction, Inc., in the amount of \$353,382.72, for the Shelia Lane and Meyer Road Drainage Improvement Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding) Staff recommends approval.*

Synopsis: Authorizes the City Manager to execute an agreement with Gene Summers Construction, Inc., for Project No. 13-7-080 Shelia Lane and Meyer Road Drainage Improvements, Bid No. 14-147.

7. RESOLUTION NO. 13,960: To authorize an increase to the authorized contract amount for O.R. Colan and Associates for appraisal and acquisition services for Capital Improvement Projects; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding and the 2013 Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: Authorizes an increase in the authorized contract amount with O.R. Colan and Associates for the acquisition of easements for the 2013 through 2015 Infrastructure Improvement Program.

8. RESOLUTION NO. 13,961: To authorize the City Manager to enter into a contract with River City Construction, PLLC, in an amount not to exceed \$200,160.00, for the construction of two (2) Salt Storage Buildings within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: Authorizes the City Manager to execute an agreement with the low bidder, River City Construction, PLLC, for construction of two (2) Salt Storage Buildings. One in Reservoir Park, and one in the 2100 block of Thayer Street, within the City of Little Rock in efforts to improve inclement weather response.

9. RESOLUTION NO. 13,962: To authorize the City Manager to submit a grant application for a Juvenile Accountability Block Grant issued by the Department of Human Services, Division of Youth Services and the Arkansas Coalition for Juvenile Justice; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to apply for a grant from the Arkansas Department of Human Services to provide services to Little Rock Youth assigned to and attending the Hamilton Learning Academy.

Director Adcock made the motion, seconded by Director Hines, to approve the Consent Agenda. By unanimous voice vote of the Board Members present, **the Consent Agenda was approved.**

SEPARATE ITEM (Item 3)

3. RESOLUTION NO. 13,956: To authorize the City Manager to enter into a Towing Service Contract with each company that responded successfully to the City's request for qualifications; and for other purposes. *Staff recommends approval.*

Synopsis: The resolution authorizes the City Manager to enter into towing services contracts with Metro Towing & Recovery, LLC, Asher Wrecker Service, Inc., Routh Wrecker Service, Inc., and Adams Towing, Inc., for a period of one (1)-year beginning October 1, 2014.

Director Adcock made the motion, seconded by Director Hines, to approve the resolution.

Kyle Mayton, 1719 South Broadway Street: Stated that he was legal counsel for Lawhon's Towing and Hauling. Mr. Mayton stated that according to the request for proposal, any company that did not meet the qualifications for the upcoming contract, which was October 1, 2014 – September 15, 2015, would not be placed on the rotation. Mr. Mayton stated that Lawhon's had submitted their qualifications in a timely manner before the August 8, 2014, deadline and at the time of submission, the company had met all of the prior qualifications. Mr. Mayton stated that on that date (September 2, 2014), the company presently did not meet the qualifications in that their license had been suspended on August 16, 2014, and the suspension would conclude on September 15, 2014. Mr. Mayton stated that he had been informed by the City Attorney's Office that since his client's license was currently suspended, they would be unable to participate in the year-long time period. Mr. Mayton stated that when the contract went into effect on October 1, 2014, his client would be qualified and he felt that it was unfair and unjust that Lawhon's had been left off the contract. Mr. Mayton asked that the Board include Lawhon's Towing and Hauling in the contract.

By voice vote of the Board Members present, with Director Hendrix voting Present, **the resolution was approved.**

CITIZEN'S COMMUNICATION

There were no cards received from individuals wanting to address the Board during Citizen's Communication.

GROUPED ITEMS (Items 10 - 15)

10. ORDINANCE NO. 20,926; Z-6323-S: To approve a Planned Zoning Development and establish a Planned Commercial District titled The Village at Rahling Road Revised PCD Lots 4R and 5, located on the southeast corner of Rahling Road and Chenal Parkway, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little

Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

Synopsis: The applicant is proposing a revision to the previously-approved PCD, Planned Commercial Development, for Lots 4R and 5 to allow for the construction of a pharmacy on Lot 4R and a strip retail center on Lot 5 utilizing the uses as allowed in the C-2, Shopping Center, and C-3, General Commercial, Zoning districts as allowable uses.

11. ORDINANCE NO. 20,927; Z-6829-C: To approve a Planned Zoning Development and establish a Planned Office District titled Kirk Road Short-Form POD, located in the 1700 Block of Kirk Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

Synopsis: The request is a rezoning from O-2, Office and Institutional District, to POD, Planned Office Development, to allow for the development of an office park utilizing the uses as allowed in the O-2 Zoning District as allowable uses.

12. ORDINANCE NO. 20,928; Z-6883-C: To approve a Planned Zoning Development and establish a Planned Residential District titled I and J Streets Revised Short-Form PD-R, located at 5209 J Street and 5212 I Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

Synopsis: The request is an amendment to the previously-approved PD-R, Planned Development – Residential, to allow for the construction of a new single-family home on this existing substandard lot located within the Hillcrest Design Overlay District area.

13. ORDINANCE NO. 20,929; Z-7436-C: To approve a Planned Zoning Development and establish a Planned Commercial District titled West Cantrell Self-Storage Revised PCD, located at 14300 Cantrell Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

Synopsis: The request is an amendment to a previously-approved PCD, Planned Commercial District, to allow for the construction of a two (2)-story addition over an existing single-story mini-warehouse building to be used as climate controlled storage.

14. ORDINANCE NO. 20,930; Z-8957: To reclassify property located in the City of Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: The owner of the 15.8215-acre property located at the southeast corner of South Shackelford Road and West 36th Street is requesting that the zoning be reclassified from R-2, Single-Family District, to MF-18, Multi-Family District.

15. ORDINANCE NO. 20,931; Z-8958: To approve a Planned Zoning Development and establish a Planned Industrial District titled Rock Structure Repair Short-Form PID, located at 8024 Stanton Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

Synopsis: The request is a rezoning from R-2, Single-Family, to PID, Planned Industrial District, to allow for the use of an existing non-residential structure with selected uses as identified in the I-2, Light Industrial Zoning District.

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Hines, to suspend the rules and place the ordinances on second reading. By unanimous voice vote of the Board Members present, the rules were suspended and the

ordinances were read a second time. Director Adcock made the motion, seconded by Director Hines, to suspend the rules and place the ordinances on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinances were read a third time. By unanimous voice vote of the Board Members present, **the ordinances were approved.**

Director Kumpuris made the motion, seconded by Director Adcock, to rescind the vote taken on August 5, 2014, granting the zoning request Z-1500-B (Murphy USA Short-Form PD-C). By roll call vote, the vote was as follows: Ayes: Hendrix; Richardson; Hurst; Hines; Wyrick; Kumpuris; Fortson; and Adcock. Absent: Cazort. By a vote of nine (9) ayes, zero (0) nays and one (1) absent, **the vote was rescinded.**

Mike Childers, 400 West Capitol: Stated that he represented Murphy USA and that his client had asked him to advise the Board that effective immediately they were withdrawing the PDC application at that location.

Mayor Stodola stated that the vote was to rescind the vote taken on August 5, 2014; however, due to the fact that the applicant had withdrawn the request, a vote for reconsideration would not be taken.

SEPARATE ITEMS (Items 17 - 18)

17. ORDINANCE: To amend Little Rock, Arkansas, Code of Ordinance to require certain security measures by private clubs that intend to stay open past certain hours; **to declare an emergency**; and for other purposes. *(2nd Reading) (1st Reading held on August 19, 2014)*

The ordinance was read the second time.

18. ORDINANCE: To amend Little Rock, Ark., Rev. Code §4-51 (1988) to set the hours of operation for private clubs; **to declare an emergency**; and for other purposes. *(2nd Reading) (1st Reading held on August 19, 2014)*

The ordinance was read the second time.

PUBLIC HEARINGS (Items 19 – 20)

19. ORDINANCE NO. 20,932; G-23-446: To abandon the north ninety-nine (99) feet of the twenty (20)-foot wide (north/south) alley right-of-way, located within the block bounded by West 26th, West 27th, Allis and Brown Streets (unplatted block), in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: The adjacent property owner proposes to abandon the north ninety-nine (99) feet of the twenty (20)-foot wide (north/south) alley right-of-way located within block bounded by West 26th, West 27th, Allis and Brown Streets (unplatted block).

Mayor Stodola opened the public hearing.

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Hurst, to suspend the rules and place the ordinance on second reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a second time. Director Adcock made the motion, seconded by Director Richardson, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time.

Mayor Stodola asked if there were individuals present that wished to speak for or against the item. There being none present, Mayor Stodola closed the public hearings

By unanimous voice vote of the Board Members present, **the ordinance was approved.**

20. ORDINANCE NO. 20,933; G-23-448: To abandon the east 184 feet of the fifty-five (55)-foot wide west 13th Street right-of-way, located between Pine and Cedar Streets, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: The adjacent property owner proposes to abandon the east 184 feet of the fifty-five (55)-foot wide West 13th Street right-of-way, located between Pine and Cedar Streets.

Mayor Stodola opened the public hearing.

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Hurst, to suspend the rules and place the ordinance on second reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a second time. Director Adcock made the motion, seconded by Director Hurst, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time.

Mayor Stodola asked if there were individuals present that wished to speak for or against the item. There being none present, Mayor Stodola closed the public hearings

By unanimous voice vote of the Board Members present, **the ordinance was approved.**

Director Richardson made the motion, seconded by Director Fortson, to adjourn the meeting. By unanimous voice vote of the Board Members present, **the meeting was adjourned.**

ATTEST:

APPROVED:

Susan Langley, City Clerk

Mark Stodola, Mayor